

ABDUL RAHIM A. KHAN

M.Com., L.L.B.,
Advocate High Court &
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Date: 12.03.2020.

In the matter of investigation of title in respect of property of:-

a) 1) MR. MOHAMMED DAWOOD MOHAMMED YAKUB KHAN, 2) MR. ABDUL KARIM MOHAMMED SHAFIK KHAN, 3) MRS. SWALEHA KHANAM ABDUL REHAN KHAN & 4) MR. ABDUL WAHID MAHIBULLAH KHAN, land **admeasuring 313 sq. mtrs., bearing Old Survey No.183, Hissa No.1, (New Survey No.183, Hissa No.1/E)**, lying, being and situate at Village Shil, Taluka & Dist. Thane.

b) 1) MR. MOHAMMED HASHIM SUBRATI KHAN, 2) MRS. AFROZ SHAKIL KHAN, 3) MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, 4) MR. ROOHULLAH MOHAMMAD MUSTAFA, 5) MRS. ABEDA SAYYED NOOR SAYYED, 6) MR. SAEED AKHTAR ABDUL SABUR, 7) MRS. RAZIYA IRSHAD SHAIKH & 8) MR. MATIULLAH MOHAMMED ISHAK KHAN, land **admeasuring 1340 sq. mtrs., bearing Survey No.183, Hissa No.2**, lying, being and situate at Village Shil, Taluka & Dist. Thane.

c) 1) MR. SHAFIQR RAHMAN ABDUL MAJID, 2) MR. HAJRAT ALI MOHAMMED SALIM KHAN, 3) MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, 4) MR. NASIBULLAH ABDUL AZIZ CHOUDHARY, 5) MR. SAMIULLAH MOHAMMED ISHAQ KHAN, 6) MR. NIYAZ AHMAD MOHAMMED RAFIQ KHAN, 7) MR. ABDUL QAYYUM JAN MOHAMMED KHAN, 8) MR. MOHAMED ZAHID MOTANI, 9) MR. KHAN MUGEES AHMED ABDUSSALAM, 10) MR. INTEKHAB ALAM SHAIKH, 11) MR. ABDUL MUBIN NAIMUDDIN KHAN, 12) MR. FIROZ AHMED KHAN, 13) MR. KAMAL AHMED SHAMSHUL HAQUE KHAN, 14) MR. KHAN IRSHAD AHMED MUNEER KHAN, 15) MR. MOHD. HAROON A. AZMI, 16) MRS. JAGRUTI SHRAVANKUMAR AGARWAL & 17) MR. KHAN SHAMIM ABDUL GANI, land **admeasuring 2130 sq. mtrs., bearing Old Survey No.183, Hissa No.3, (New Survey No.183, Hissa No.3/B)**, lying, being and situate at Village Shil, Taluka & Dist. Thane.



CERTIFICATE

This is to certify that I have investigated the title of the above properties and verified all relevant documents of the above properties. In my opinion the title of the above properties is clear, marketable and free from all encumbrances, claims and demands of whatsoever nature.

M/s. ABHA CONSTRUCTIONS and its Partners have provided me the documents in respect of the above properties and the details of the above properties and its assignment in favour of M/s. ABHA CONSTRUCTIONS and its Partners in their individual names are as follows:-

1. 1) MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, 2) MR. ROOHULLAH MOHAMMAD MUSTAFA, 3) MR. MOHAMMED UMAR MOHAMMED ISMAIL, 4) MR. MOHAMMED ZAMA MOHAMMED RAFIQ KHAN, 5) MR. MOHAMMED YUSUF ABDUL RAHIM KHAN, 6) MR. MOHNNED ISHAK ADALAT ALI SHAH, 7) MR. MOHMMED DAWOOD MOHAMMED YAKUB KHAN, 8) MR. ABDUL KARIM MOHAMMED SHAFIK KHAN, 9) MRS. SWALEHA KHANAM ABDUL REHAN KHAN, 10) MR. SAEED AKHTAR ABDUL SABUR, 11) MR. MATIULLAH MOHAMMED ISHAK KHAN, 12) MRS. ABEDA SAYYED NOOR SAYYED, 13) MRS. RAZIYA IRSHAD SHAIKH, 14) MR. ABDUL WAHID MAHIBULLAH KHAN, 15) MR. NASIBULLAH ABDUL AZIZ CHOUDHARY, 16) MR. SAMIULLAH MOHAMMED ISHAQ KHAN, 17) MR. NIYAZ AHMAD MOHAMMED RAFIQ KHAN, 18) MR. ABDUL QAYYUM JAN MOHAMMED KHAN, 19) MR. SHAFIQR RAHMAN ABDUL MAJID & 20) MR. HAJRAT ALI MOHAMMED SALIM KHAN, have assigned development rights in respect of a plot of land bearing **Survey No.183, Hissa No.1, admeasuring 1217.08 sq. mtrs., Survey No.183, Hissa No.2, admeasuring 242.94 sq. mtrs. and Survey No.183, Hissa No.3, admeasuring 540.43 sq. mtrs., total area admeasuring 2000.45 sq. mtrs.** of land, lying, being and situate at Village Shil, Taluka & Dist. Thane, in favour of M/s. ABHA CONSTRUCTIONS vide Development Agreement dated 29th March 2016, registered at the office of Sub-Registrar, Thane-9, vide Document No.3678/2016 dated 30.03.2016 and Power of Attorney dated 29th March 2016, registered at the office of Sub-Registrar, Thane-9, vide Document No.3679/2016 dated 30.03.2016.

2. 1) MR. KHAN MUGEES AHMED ABDUSSALAM, 2) MR. INTEKHAB ALAM KHAN, 3) MR. MOHAMED ZAHID MOTANI, 4) MR. ABDUL MUBIN NAIMUDDIN KHAN, 5) MR. FIROZ AHMED KHAN, 6) MR. KAMAL AHMED SHAMSHUL HAQUE KHAN, 7) MR. KHAN IRSHAD AHMED MUNEER KHAN, 8) MR. MOHD. HAROON A. AZMI, 9) MRS. JAGRUTI SHRAVANKUMAR AGARWAL & 10) MR. KHAN SHAMIM ABDUL GANI, have assigned development rights in respect of a plot of land bearing **Survey No.183, Hissa No.3, admeasuring 1590 sq. mtrs.**, lying, being and situate at Village Shil, Taluka & Dist. Thane, in favour of M/s. ABHA CONSTRUCTIONS, vide Development Agreement dated 28th March 2018, registered at the office of Sub-Registrar, Thane-5, vide Document No.10386/2018 dated 21.07.2018 and Power of Attorney dated 28th March 2018 registered at the office of Sub-Registrar, Thane-5, vide Document No.10388/2018 dated 21.07.2018.

3. By virtue of Deed of Exchange dated 5th June 2017, MR. MUNAWWAR AHMED GUL MOHAMMED KHAN & MR. ROOHULLAH MOHAMMED MUSTAFA SHAIKH have exchanged their share in respect of plot of land **admeasuring 387.08 sq. mtrs., bearing Survey No.183, Hissa No.1**, lying, being and situate at Village Shil, Taluka & Dist. Thane, with 1) MRS. NUZHAT KAMAL ANSAR SAYYED, 2) MRS. KAHKASHA ABUSAAD SHAIKH & MRS. MAHJABIN MOHD. ZAHID KHAN in respect of their share with a plot of land **admeasuring 387.08 sq. mtrs., bearing Survey No.183, Hissa No.3**, lying, being and situate at Village Shil, Taluka & Dist. Thane, wherein the said M/s. ABHA CONSTRUCTIONS have been represented as Confirming Part. The said Deed of Exchange was duly registered at the office of Sub-Registrar, Thane-5, vide Document No.7976/2017 dated 05.07.2017.

4. By virtue of Deed of Exchange dated 25th July 2017, 1) MR. MATIULLAH MOHAMMED ISHAK KHAN, 2) MR. SAEED AKHTAR ABDUL SABUR, 3) MRS. ABEDA SAYYED NOOR SAYYED & 4) MRS. RAZIYA IRSHAD SHAIKH, have exchanged their share in respect of plot of land **admeasuring 226 sq. mtrs., bearing Survey No.183, Hissa No.1**, lying, being and situate at Village Shil, Taluka & Dist. Thane, with MR. NADEEM ALTAF SHAIKH & MR. NASIM AHMED RAEES KHAN, in respect of their share with a plot of land **admeasuring 226 sq. mtrs., bearing Survey No.183, Hissa No.2**, lying, being and situate at Village Shil, Taluka & Dist. Thane, wherein the said M/s. ABHA CONSTRUCTIONS have been represented as Confirming Part. The said Deed of Exchange was duly registered at the Office of Sub-Registrar, Thane-5, vide Document No.7976/2017 dated 05.07.2017.



5. 1) MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, 2) MR. MOHAMMED HASHIM SUBRATI KHAN & 3) MRS. AFROZ SHAKIL KHAN, have assigned development rights in respect of a plot of land bearing **Survey No.183, Hissa No.2, admeasuring 354 sq. mtrs.**, lying, being and situate at Village Shil, Taluka & Dist. Thane., in favour of M/s. ABHA CONSTRUCTIONS, vide Development Agreement dated 28th March 2018, registered at the office of Sub-Registrar, Thane-5, vide Document No.10157/2018 dated 18.07.2018 and Power of Attorney dated 28th March 2018, registered at the Office of Sub-Registrar, Thane-5, vide Document No.10158/2018 dated 28.03.2018.

6. MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, has assigned development rights in respect of a plot of land bearing **Survey No.183, Hissa No.2, admeasuring 130 sq. mtrs.**, lying, being and situate at Village Shil, Taluka & Dist. Thane., in favour of M/s. ABHA CONSTRUCTIONS, vide Development Agreement dated 25th July 2018, registered at the office of Sub-Registrar, Thane-5, vide Document No.10701/2018 dated 27.07.2018 and Power of Attorney dated 25th July 2018, registered at the Office of Sub-Registrar, Thane-5, vide Document No.10710/2018 dated 27.07.2018.

7. By virtue of different Development Agreements and Deed of Exchange as shown in above paragraphs the present position of the name of Owners is shown in 7/12 abstract with new Survey Numbers is shown hereinabove and I have verified with the original 7/12 abstract and mutation entry showing the name of the Owners of land in respect of above properties.

8. Copy of Deed of Partnership dated 6th February 2016 of M/s. ABHA CONSTRUCTIONS, having its Partners viz. 1) MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, 2) MR. M. SHAFEEQUR RAHMAN, 3) MR. MOHD. YUSUF ABDUL RAHIM KHAN, 4) MR. MOHAMMED UMER KHAN, 5) MR. HAMIDULLAH INAMULLAH CHAUDHARI, 6) MR. ROOHULLAH MOHAMMAD MUSTAFA SHAIKH, 7) MR. IRSHAD AHMED MUNIR KHAN, 8) MR. KAMAL AHMED SHAMSUL HAQUE KHAN, 9) MR. SHAMIM ABDUL GANI KHAN, 10) MR. MOHAMMED ZAHID MOTANI & 11) MR. INTEKHAB ALAM SHAIKH.

9. Copy of Retirement Deed dated 4th February 2018 executed by MR. HAMIDULLAH INAMULLAH CHAUDHARI, retiring himself from the firm and releasing his 5% share in favour of MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, thereby increasing the profit sharing ratio of MR. MUNAWWAR AHMED GUL MOHAMMED KHAN, from 20% to 25%.

10. A copy of Commencement Certificate issued by Thane Municipal Corporation vide VP No:S11/0208/19 NEW No:TMC/TDD/3394/20 Dated 15.02.2020 in favour of land owners.

The said M/s. ABHA CONSTRUCTIONS are entitled to develop the above properties and construct buildings on the said property as per the plans and specifications to be sanctioned by the Thane Municipal Corporation or any other appropriate Authority.

In my opinion, the said M/s. ABHA CONSTRUCTIONS have clear and marketable title of the above properties in their favour for its development.



(MR. ABDUL RAHIM A. KHAN)
Advocate.

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